



8 Pelton Close, Bexhill-on-Sea, East Sussex, TN39 4GG

An Immaculate Three Bed Semi Opposite Protected Woodland £379,950 - Freehold





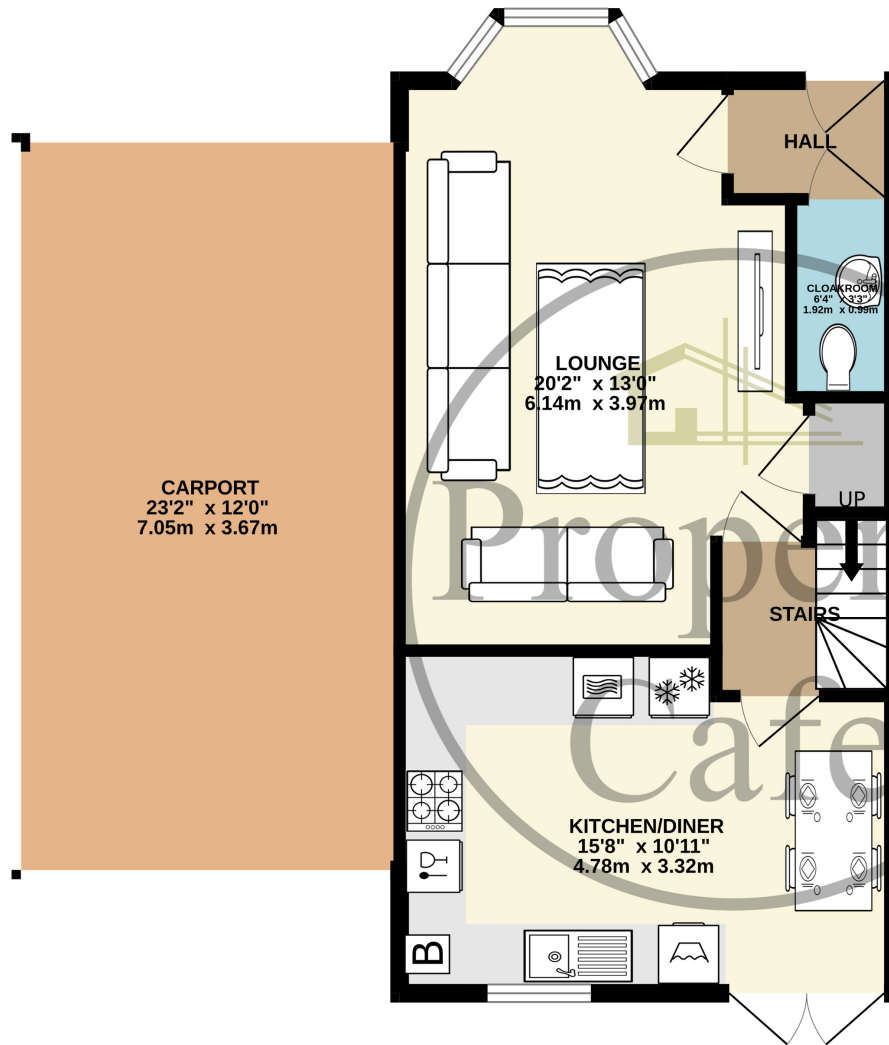




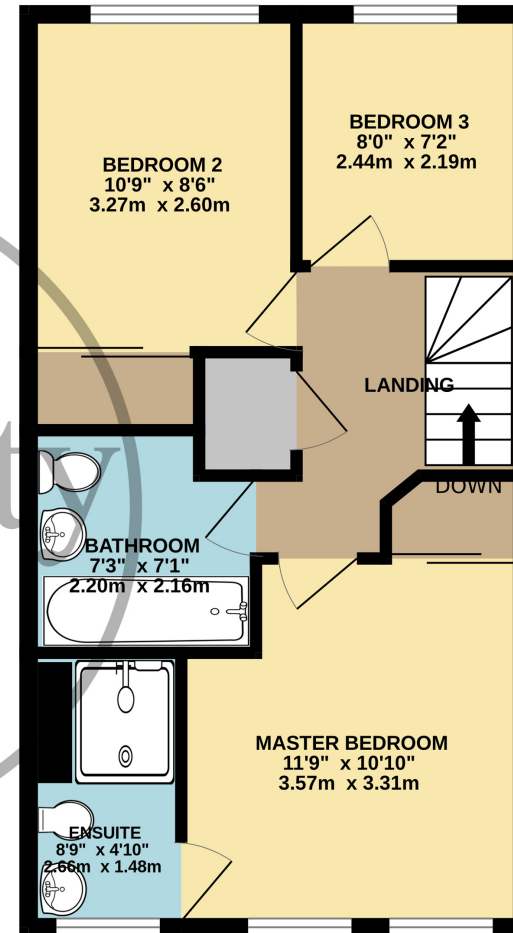
The Property Cafe is delighted to offer this Immaculate & Beautifully Presented Three Bedroom Semi-Detached Family Home situated in a highly sought after location and with accommodation & benefits that includes: A Newly Built Three Bed Semi-Detached Family Home \* Beautifully decorated throughout \* Master Bedroom with built in wardrobes & En-Suite Shower Room \* Three Good Size Double Bedrooms all immaculately presented \* A Ground Floor Cloakroom W.C \* Lovely South Facing Lounge with Bay Window \* Bespoke Fitted Kitchen-Diner with built in appliances \* Stunning Landscaped Tear Garden \* Covered Car Parking (for x2 Cars) \* A Lovely Peaceful Location (Opposite A Protected Woodland Copse) \* Highly Efficient Central Heating System \* All Relevant New Build Guarantees In Place \* Internal Viewing Highly Recommended \* Call Our Bexhill Team on 01424 224488



**GROUND FLOOR**  
744 sq.ft. (69.1 sq.m.) approx.



**1ST FLOOR**  
451 sq.ft. (41.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Off Street.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (84)  
**Annual Service Charge:** 260  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



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The property is situated within easy access of Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- A Newly Built Three Bed Semi
- Stunning Landscaped Garden
- Beautifully decorated throughout
- Master Bedroom (With En-Suite)
- Three Good Size Double Bedrooms
- Ground Floor Cloakroom W.C
  - Lovely South Facing Lounge
- Stunning Landscaped Rear Garden

- Bespoke Fitted Kitchen-Diner
- Covered Car Parking (x2 Cars)
  - Lovely Peaceful Location
  - (Opposite Protected Woodland)
- Highly Efficient Central Heating System
  - New Build Guarantees
- Internal Viewing Highly Recommended
- Call Our Bexhill Team on 01424 224488